

## Mount Pleasant Road New Malden KT3



- **Detached Four-Bedroom House**
- **Arranged across Two Expansive Floors**
- **Striking open-plan kitchen and Family Space**
- **Large, Private garden**
- **Off-street parking**
- **Ideally positioned for Premier Schools, Amenities, and Transport Links**

**Price £1,100,000**

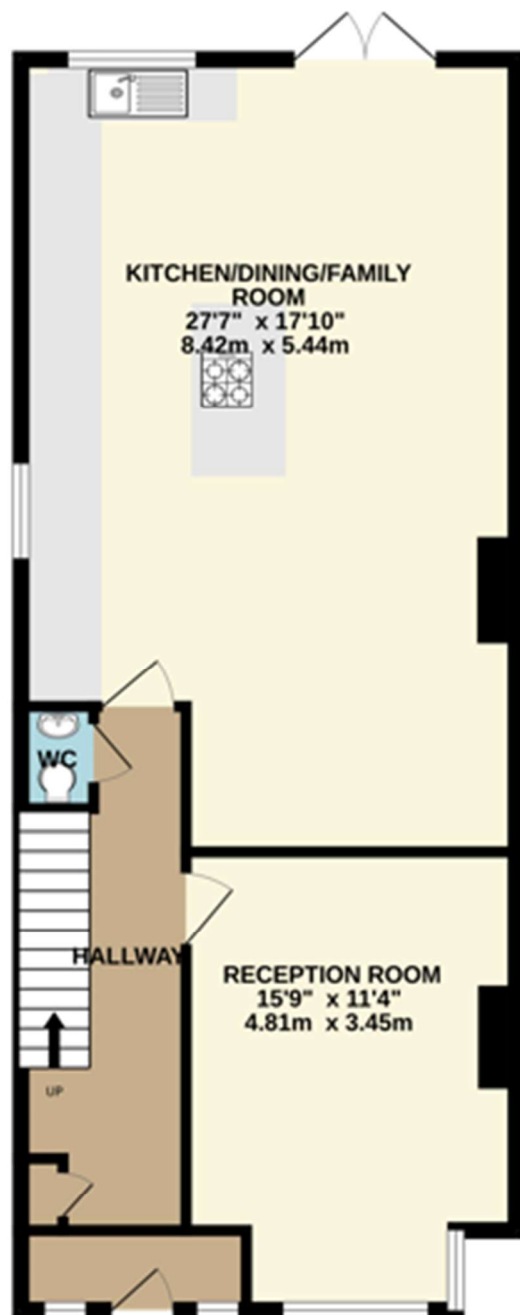
This exceptional, four-bedroom, detached residence offers an impressive blend of space, style, and contemporary family living. Plus, there is further scope to extend (STPPP). Thoughtfully arranged over two floors, the home is defined by its striking open-plan kitchen and family area — an elegant and light-filled space designed for both everyday living and refined entertaining, with seamless access to a generous, private garden. A sophisticated formal reception room at the front of the property provides a more intimate setting, perfect for hosting guests or relaxing in comfort; this space is also being used as an office. On the first floor there are four bedrooms, separated by a long landing. The property is ideally located in the desirable New Malden area, the property enjoys close proximity to a selection of highly regarded schools, boutique amenities, and excellent transport links. The vibrant centres of Wimbledon and Kingston are also within easy reach, offering an array of fine dining, shopping, and leisure opportunities. EPC rating D. Council Tax Band F







GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1422sq.ft. (132.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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